

G. Maurice Ashmore

MORTGAGE OF REAL ESTATE ~~FILED FOR RECORD~~ Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA **FILED** **GREENVILLE CO. S. C.** **BOOK 1187 PAGE 535**

COUNTY OF GREENVILLE **MORTGAGE OF REAL ESTATE**

APR 22 10 29 AM '76 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Elsie-Lee Owens McDonald,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even-date herewith, the terms of which are incorporated herein by reference, in the sum of -----

One Thousand Five Hundred Sixteen and 56/100-----Dollars (\$ 1,516.56) due and payable in twenty-four monthly installments of \$63.19 each, commencing

with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the northeast side of Valentine Street, and being known and designated as Lot 3 on Plat of Sterling College Park Subdivision, made by Dalton and Neves, Engineers, on May, 1920, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book J at Page 201, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeast side of Valentine Street (formerly George's Road) at the southwest intersection of said street with Odessa Street, and running thence with Odessa Street, N 50-56 E, 100 feet to an iron pin; thence with the line of Lot 25, S 26-38 E, 51.1 feet to an iron pin; thence with the line of Lot 4, S 50-56 W, 100 feet to an iron pin on the northeast side of Valentine Street; thence with Valentine Street, N 26-38 W, 51.1 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.